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City of Hamilton

Monitoring the Housing Market

Supply and Production
January 1 to December 31, 1982

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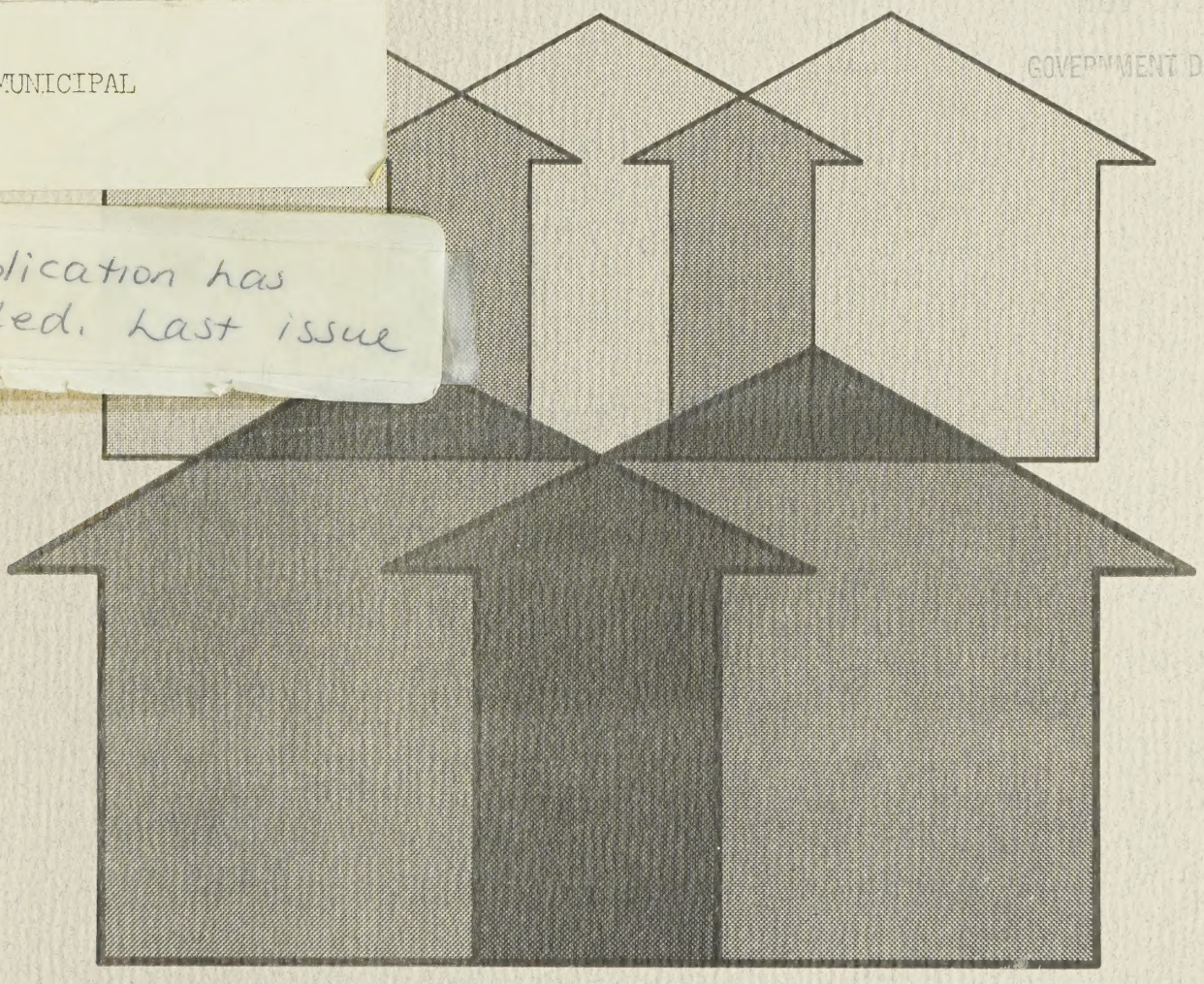

Prepared by the
Planning and Development Department
of the Regional Municipality of Hamilton-Wentworth

June 1983

Monitoring the Housing Market

Supply and Production

City of Hamilton

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WP0443P

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Summary

Population

- the City's population in 1982 was 308,358, an increase of 3640 over the 1981 figure
- the average annual growth rate between 1971 and 1982 was 0.21%
- in 1982, the City's population increased for the first time since 1977

Housing

- housing unit production in 1982 totalled 547 units, an increase of 39 units over the 1981 figure but far below the new target of 1700 units
- the housing mix produced was 32.8% singles, 0.8% semis, 66.4% row and no apartments
- single detached and semi-detached homes were 657 units short of the recommended new target mix of 900 units
- row units were 306 units above the new target of 170 units
- apartment unit production was nil when the target mix was 630 units

Unit Inventory

- the short-term supply of residential units was 3716
- this was 1384 units below the new target of 5100 units
- the unit inventory for single detached and semi-detached homes was 4.5% above the recommended target; row units were 12.4% below the target while apartments were 76.1% below the recommended target.

Rental Apartments

- the apartment vacancy rate in 1982 declined to 0.6% from 1.1% in 1981
- the vacancy rate was lowest in the west end and on the mountain
- measured in 1982 dollars, apartment rents were lower in 1982 than in 1975

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Condominium Development

- no new condominium units were added to the inventory in 1982
- 575 unit conversions were filed
- 443 of these unit conversions were draft approved

House Prices

- house prices in Hamilton were low in relation to other provincial and Canadian cities
- Hamilton's house prices rose 7.0% for a large detached two-storey house in 1982, while the provincial average for a similar house fell 3.1%.
- average sale price for a detached bungalow in Hamilton rose 1.6% while the provincial average fell 3.4%

Assisted Housing

- assisted housing increased by 308 units over the 1981 figure, bringing the total up to 9005 units
- the majority was provided under the Private Non-Profit Housing Program for families
- of the new units provided, only 39 were rent geared-to-income units for families and 20 were rent geared-to-income units for seniors.

Residential Rehabilitation

- 251 applications for assistance were approved in 1982
- this is 67 more than the number of approvals for 1981

Introduction

This is the seventh annual report providing yearly information on housing activity in the City of Hamilton. The report also compares 1982 housing production in the City with the new targets established in the 1983 Housing Statement Update.

This report contains statistical information on housing supply for the period January 1 to December 31, 1982.

Purpose

The purpose of this report is to provide decision-makers, public and private agencies and the housing development sector with:

- a statistical review of housing activities and changes in the local market conditions; and
- a performance evaluation of the housing market in relation to the annual targets.

The basis for monitoring the performance of the housing market originally lay with the 1976 Council-adopted Housing Policy. This has now been superseded by the 1983 Housing Statement Update. The Housing Statement Update sets out the following targets:

(i) an annual housing target of 1700 units, consisting of 900 single-family and semi-detached units, 170 row housing units and 630 apartment units;

(ii) an annual potential housing reserve target of 5100 units, consisting of 2695 single-family units, 510 row units and 1895 apartment units;

(iii) a 3% vacancy rate for rental units; and

(iv) an assisted housing target of 60 rent geared-to-income and 180 market rental units for families in the first year.

Monitoring Results

1. Population Growth
2. Housing Unit Production
3. Housing Mix
4. Residential Unit Inventory
5. Rental Apartment Market
6. Condominium Development
7. Comparative Housing Prices
8. Assisted Housing
9. Residential Rehabilitation

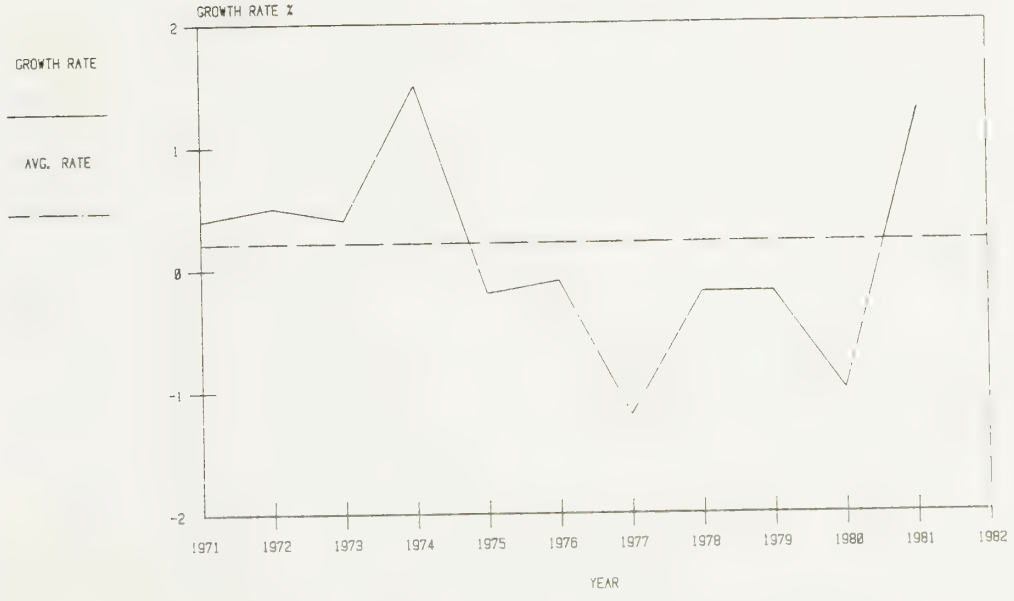
Population Growth (Appendix 1)

The City recorded a population of 308,358 in 1982, an increase of 3640 over the figure for 1981.*

The growth rate between 1981 and 1982 was 1.2%. This figure represents the first increase in population since 1977. In the four years prior to 1982 population decline occurred, although an upturn is evident since 1977 (Figure 1). The average annual growth rate between 1971 and 1982 was 0.21% (Figure 2).

FIG. 1 ANNUAL POPULATION GROWTH 1971-1982

FIG. 2 POPULATION GROWTH RATES 1971-1982



*The figure for 1981 was taken from Statistics Canada since enumeration data is now collected only in civic election years.

Housing Unit Production (Appendix 2)

Housing unit production (units completed and available for occupancy) in 1982 amounted to 547 units (633 new units less 86 demolitions). The annual target is 1700 units. Although the target is not close to being met, the trend towards an increase in housing unit production established in 1981 has continued (Figure 3).

FIG. 3 HOUSING UNIT PRODUCTION 1975-1982

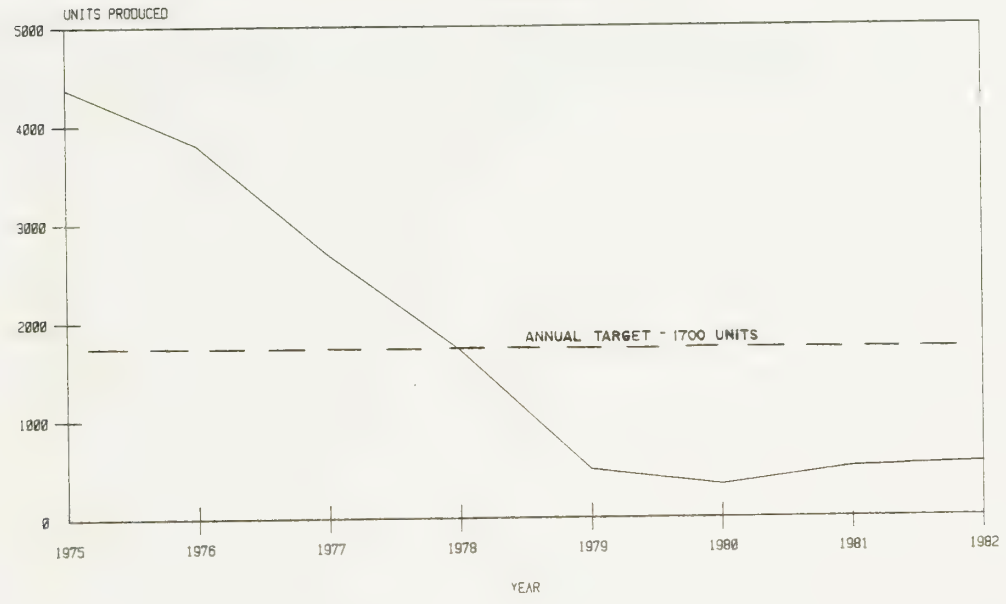
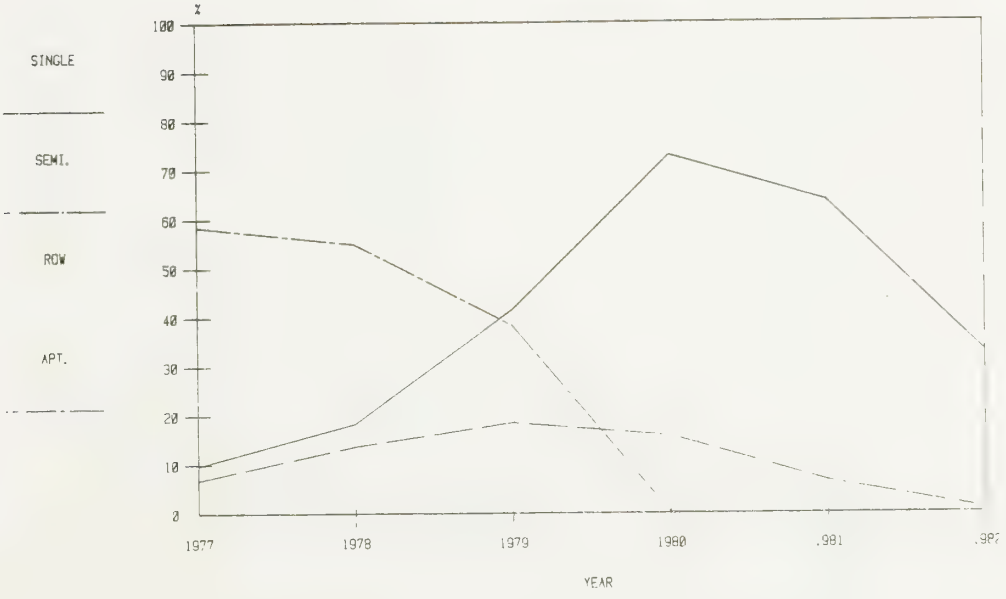


FIG. 4 HOUSING UNIT MIX TRENDS 1977-1982



Housing Mix (Appendix 3)

Hamilton has established targets for the appropriate mix of housing. The mix was set at 825 singles, 75 semis, 170 row and 630 apartments.

In 1982, the housing mix achieved was 36.4% singles, 0.2% semis, 56.1% row and 7.3% apartments (Figure 4).

Between 1977 and 1981, the number of singles grew at the expense of apartment units. However, in 1982, the production of row units rose while the production of singles declined. There have been only 40 apartment units completed since 1979 (Figure 4).

In relation to the target mix, singles in 1982 were 12.1% short of the target, semis were 4.2% short, row housing was 46.1% above the target and apartments were 29.7% less than the established target mix (Figure 5).

FIG. 5 HOUSING UNIT MIX

Residential Unit Inventory (Appendix 4)

The Housing Statement Update indicates that 5100 units should be available for an adequate short-term supply of residential units. This includes units registered, draft approved and under consideration.

The City's short-term supply of residential units for production in 1982 was 3716 units. This figure is 1129 units less than the 1981 figure and 1384 below the new target. Of the total, 1910 were for singles, which is three quarters of the target. The short-term supply of semis was 906, which is four times the target. The short-term supply of row units was 447, which is four fifths of the target. The short-term supply of apartment units totalled 453 units, almost one quarter of the target (Figures 6 and 7).

FIG. 6 RESIDENTIAL UNIT INVENTORY 1978-82

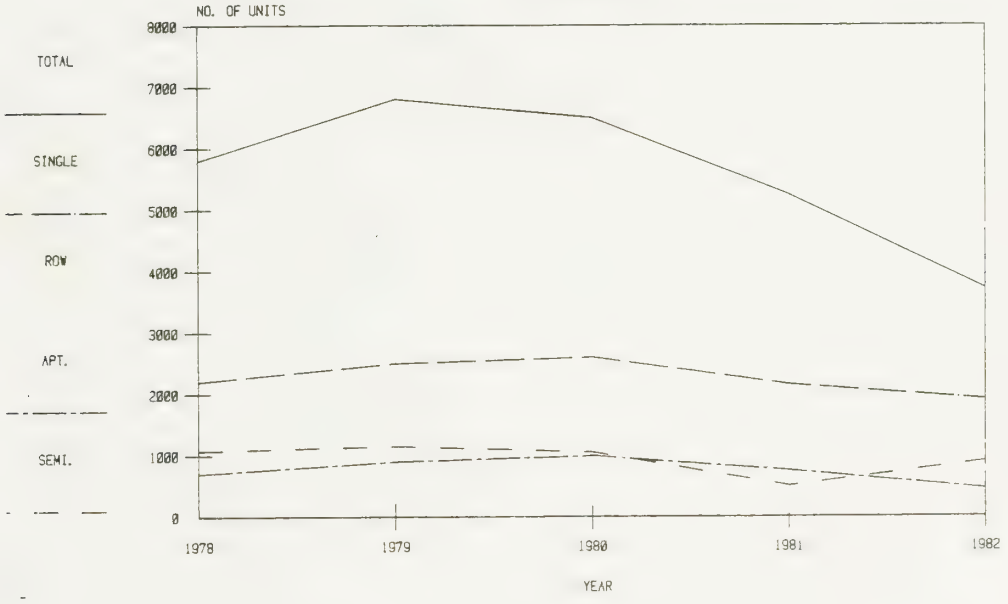
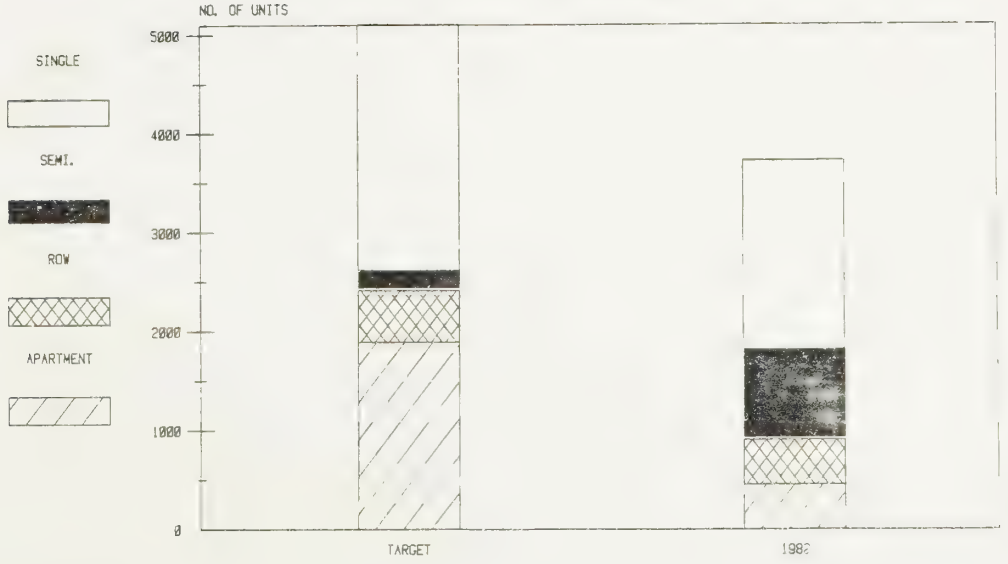


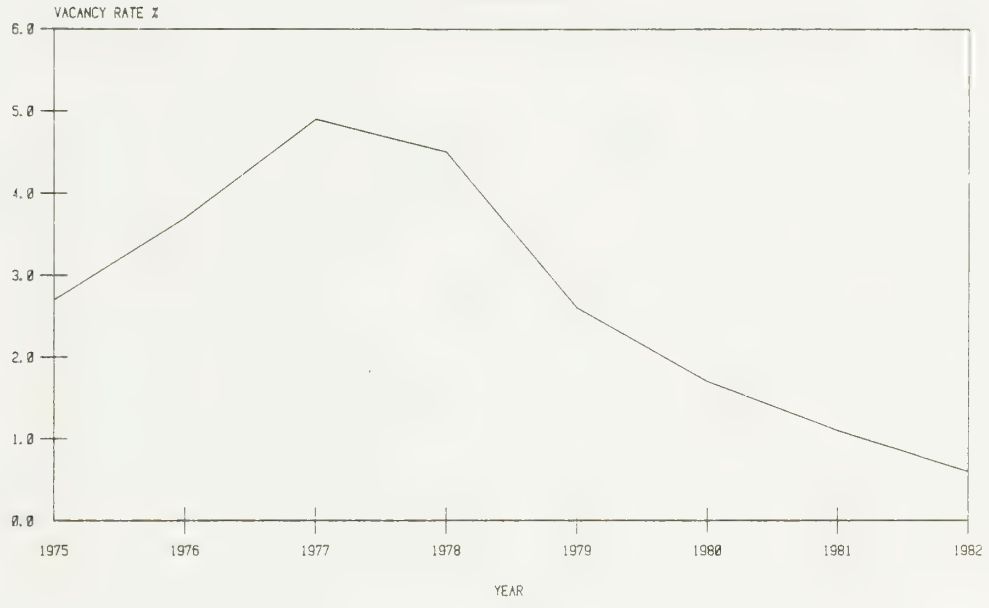
FIG. 7 RESIDENTIAL UNIT INVENTORY



The Rental Apartment Market (Appendix 5)

Apartment vacancy rates in the City continued to decline in 1982. The 1982 average was 0.6%, a significant drop from the 1977 high of 4.9% (Figure 8). A healthy vacancy rate is considered to be in the order of 3%.

FIG. 8 APARTMENT VACANCY RATES 1975-1982



The highest vacancy rate in the City was in the east end while the lowest rate was in the west end. The downtown vacancy rate fell to 0.6%, while the mountain's vacancy rate dropped to 0.3%. The greatest decline in the vacancy rates took place in the central part of the city which went from 3.9% in 1981 to 1.0% in 1982 (Figure 9).

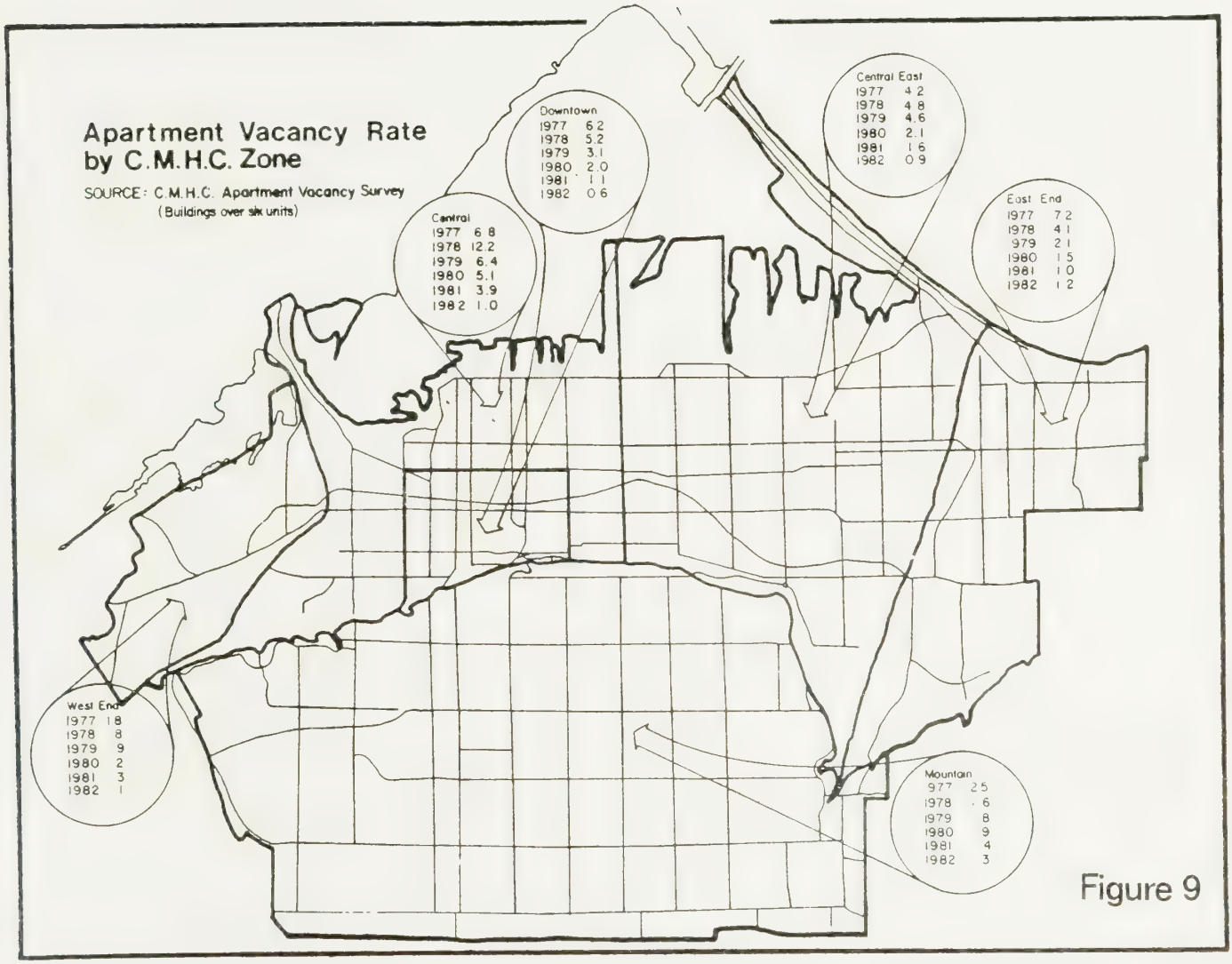
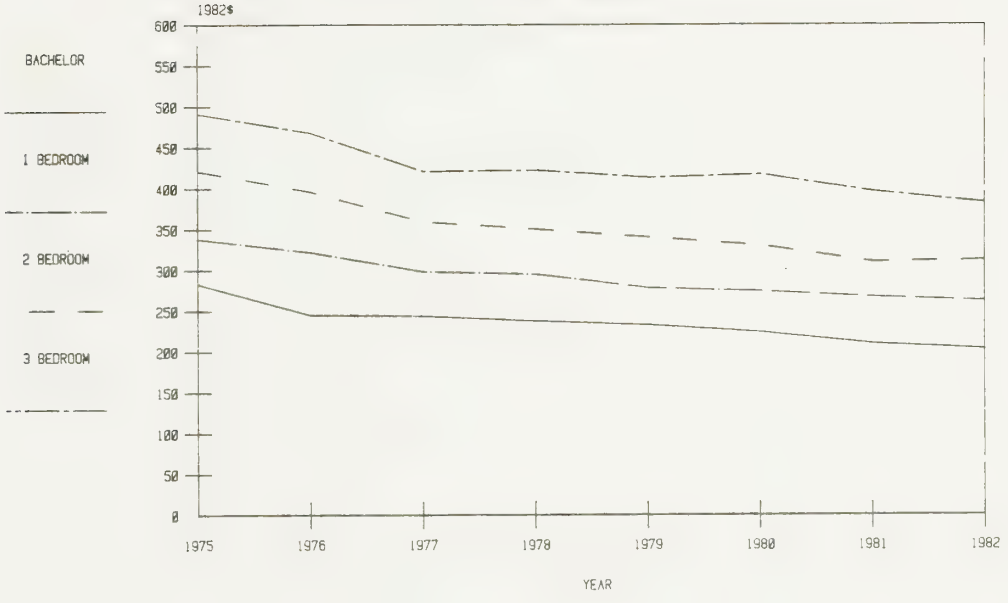


Figure 9

Average Rent for Apartments (Appendix 6)

While vacancy rates have dropped and apartment construction has been non-existent, apartment rents have not risen accordingly as might be expected in a tight market situation. In fact, since 1975, the average rent value of apartment units (measured in 1982 dollars) has declined (Figure 10). In 1975, the average rent was $387.00 in 1982 dollars. In 1982, the average rent was $289.75.

FIG. 10 AVG. RENT FOR APARTMENTS 1975-82



Condominium Development

No new condominium units were under construction in the City in 1982 (Figure 11). The inventory of existing condominium units did not increase, leaving the total at 4,601 units.

Additional units will be coming on the market, the majority through condominium conversions. In 1982, no condominium conversions were registered. The number of draft approvals for conversions was 547. There were 123 condominium units in applications under consideration at year-end.

FIGURE 11

CONDOMINIUMS

CITY OF HAMILTON 1976 - 1982

Date	Under Construction				Existing				Total			
	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%
Dec. 31/76	720	61.1	458	38.9	1941	69.9	835	30.1	2661	67.3	1293	32.7
Dec. 31/77	279	60.5	182	39.5	2570	69.8	1111	30.2	2849	68.7	1293	31.2
Dec. 31/78	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9
June 30/79	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9
Dec. 31/80	0	0	0	0	2896	66.0	1493	34.0	2896	66.0	1493	34.0
Dec. 31/81	0	0	0	0	3102	67.4	1499	32.6	3102	67.4	1499	32.6
Dec. 31/82	0	0	0	0	3102	67.4	1499	32.6	3102	67.4	1499	32.6

Source: C.M.H.C. Housing Statistics, Monthly Reports, 1976 - 1982

Comparative Housing Prices (Appendix 7)

The price of a large detached two-storey house in Hamilton in 1982 ranked seventh in a survey of Ontario's ten larger cities. The average price for such a house (four bedroom home on a 605 m^2 lot) in Hamilton in October, 1982 was $99,500. The average price for a similar house in the ten centres surveyed was $111,215 (Figure 12).

The price of a detached bungalow in Hamilton in 1982 ranked ninth in the survey of Ontario's ten larger cities. The average price for such a house (three bedroom home on a 510 m^2 lot) in Hamilton in October, 1982, was $63,000. The average price for a similar house in the ten centres surveyed was $76,378 (Figure 12).

The average price decreased 3.1% for a large detached two-storey house between October, 1981 and October, 1982 for the two centres. The average price decreased 3.4% for a detached bungalow between October, 1981 and October, 1982. Hamilton's home prices increased by 7% for a detached two-storey house. This is the highest increase in any of the ten centres. For a detached bungalow in Hamilton, prices increased by 1.6%, second only to Ottawa in terms of increase.

On a national scale, Hamilton ranks eighth among the ten largest national centres for detached two-storey homes. Hamilton ranks ninth among the ten largest national centres for detached bungalows (Figure 13).

FIGURE 12

COMPARATIVE HOUSING PRICES - ONTARIO - OCTOBER, 1982(1)

	DETACHED TWO-STOREY(2)			DETACHED BUNGALOW(3)		
SAMPLE MUNICIPALITY	PRICE	RANK	% CHANGE FROM OCT. /81 - OCT. /82	PRICE	RANK	% CHANGE FROM OCT. /81 - OCT. /82
Hamilton	$ 99,500	7	+7.0	63,000	9	+1.6
Toronto (Central)(4)	152,900	1	-10.6	107,056	1	-12.4
Oakville	130,000	2	-18.2	85,000	3	-3.4
Mississauga	124,000	3	-3.9	95,000	2	-6.7
Thunder Bay	105,750	6	--	70,000	6	-7.9
Burlington	120,000	5	-4.0	75,000	5	-2.6
Ottawa	121,000	4	+1.9	79,950	4	+6.6
London	88,000	8	-7.2	66,500	7	-5.4
Kitchener	85,000	10	+4.3	65,275	8	-1.1
St. Catharines	86,000	9	--	57,000	10	-2.6
Average	111,215	--	-3.1	76,378	--	-3.4
Average Excluding Hamilton	112,517	--	-4.2	77,864	--	-3.9

(1) Source: Royal Trust Survey of Canadian House Prices.

(2) A Detached Two-Storey, Four-Bedroom House with 2 1/2 Bathrooms, One Fireplace, Two-Car Garage, 186 m^2 in Floor Area and on a 605 m^2 Serviced Lot.

(3) A Detached Bungalow, Three-Bedroom House with 1 1/2 Bathrooms, One-Car Garage, 112 m^2 in Floor Area and on a 510 m^2 Serviced Lot, up to Eight Years Old.

(4) Toronto Central Includes all the Boroughs in Metropolitan Toronto and the Community of Thornhill.

When house prices in previous years are converted to 1982 dollars, it appears that the cost of owning a home is less than in 1975.

For example, a bungalow in the east end that might cost $63,000 in 1982 with a carrying cost of $748.44 would have cost $106,960 in 1975 with a carrying cost of $993.44 (Figure 14).

FIGURE 13

COMPARATIVE HOUSING PRICES - CANADA - OCTOBER, 1982

SAMPLE MUNICIPALITY	DETACHED TWO-STOREY			DETACHED BUNGALOW		
	PRICE	RANK	% CHANGE FROM OCT. /81 - OCT. /82	PRICE	RANK	% CHANGE FROM OCT. /81 - OCT. /82
Hamilton	$ 99,500	8	+7.0	63,000	9	+1.6
Toronto (Central)	152,900	2	-10.6	107,056	4	-12.4
Montreal	98,329	9	-10.2	51,750	10	-8.4
St. John's	94,500	10	-10.5	64,333	8	-8.4
Halifax	138,875	4	--	108,750	1	--
Winnipeg	118,000	7	+7.7	72,133	7	-2.1
Calgary	166,100	1	-19.7	107,590	3	-12.0
Edmonton	143,000	3	-6.5	97,966	6	-5.6
Vancouver	132,305	6	-28.8	107,800	2	-26.1
Victoria	135,000	5	-15.6	104,000	5	-13.3
Average	127,851		-9.7	88,438		-9.6

FIGURE 14

COMPARATIVE HOUSING PRICES - HAMILTON - 1975 to 1982 in 1982 $

DATE	SINGLE FAMILY IN EAST END			LARGE SINGLE FAMILY ON MOUNTAIN		
	PRICE	CARRYING COST		PRICE	CARRYING COST	
		LOW DOWN PAYMENT	HIGH DOWN PAYMENT		LOW DOWN PAYMENT	HIGH DOWN PAYMENT
Dec., 1975	106,960	993.44	551.91	147,071	1365.99	758.88
Dec., 1976	99,770	879.97	488.87	132,454	1168.24	649.02
Oct., 1977	94,405	774.00	476.00	117,035	960.00	579.00
Oct., 1978	84,850	735.39	408.55	115,572	1001.66	563.52
Oct., 1979	79,966	819.73	455.40	111,406	1142.02	634.45
Oct., 1980	75,210	844.08	468.93	110,603	1241.29	689.60
Oct., 1981	69,750	1037.00	578.00	104,625	1556.00	864.00
Oct., 1982	63,000	748.44	415.80	99,500	1182.06	656.70

FIGURES USED TO MAKE CALCULATIONS:

- Mortgage rates used were taken from C.M.H.C. figures (1975 - 11.89%, 1976 - 11.27%, 1977 - 10.25%, 1978 - 10.95%, 1979 - 13.50%, 1980 - 14.85%, 1981 - 20.5%, 1982 - 16.06%).
- Price (1982$) - Down Payment x Amortization Rate = Carrying Cost.
- A low down payment was 10%.
- A high down payment was 50%.
- The amortization period used was 25 years.
- All figures have been converted to 1982 $ using the 1982 CPI for housing of 112.5.

SOURCE: Royal Trust Survy of Canadian House Prices

N.B.: - The price for a small single-family dwelling in the east end was considered to be that of a detached bungalow in the Royal Trust Survey.

- The price for a new single family dwelling on the mountain was considered to be that of a detached two-storey house given in the Royal Trust Survey.

House prices show an interesting trend, particularly when prices are converted to constant dollars. Actual house prices have risen slowly betweeen 1975 and 1982, with the most dramatic increase occurring between 1975 and 1976. Between 1976 and 1979, prices actually fell, but only by $2,500. After 1979, prices continued on their upward trend. When actual prices are converted to 1982 dollars, the overall trend indicates a drop in house prices (Figure 15). This suggests that housing is more affordable now than in previous years; however, other economic factors, notably interest rates, also affect the situation.

Average family incomes between 1975 and 1981 rose by $10,000 in actual figures but, when converted to 1982 figures, they fell by $2300 (Figure 15A). A comparison of Figure 15 with Figure 15A suggests that incomes have risen at a greater rate than house prices and therefore homes are more affordable now than in 1975.

FIG. 15 AVG. HOUSE PRICES 1975-1982

SOURCE: Royal Trust

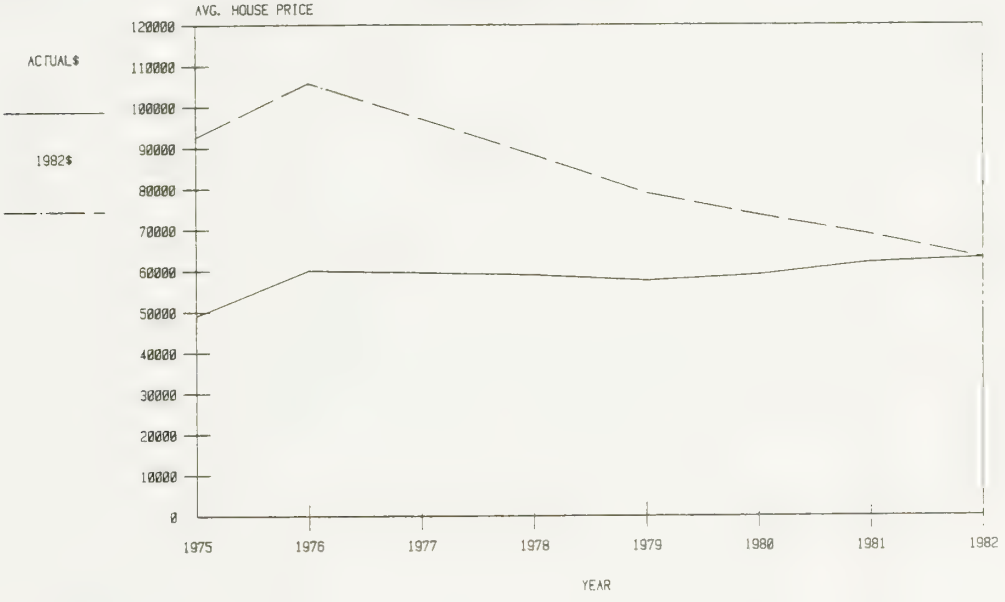
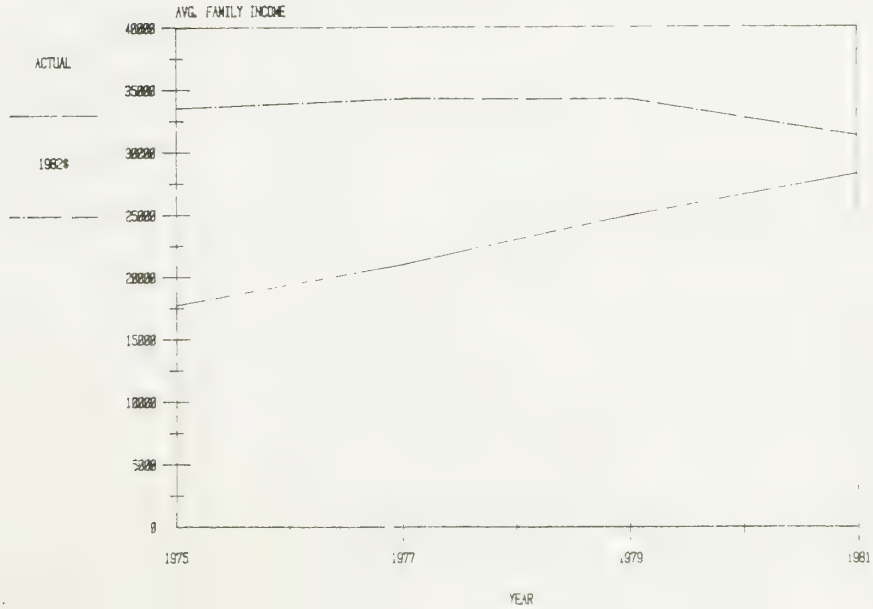


FIG. 15A AVG. FAMILY INCOME 1975-1981

SOURCE Statistics Canada

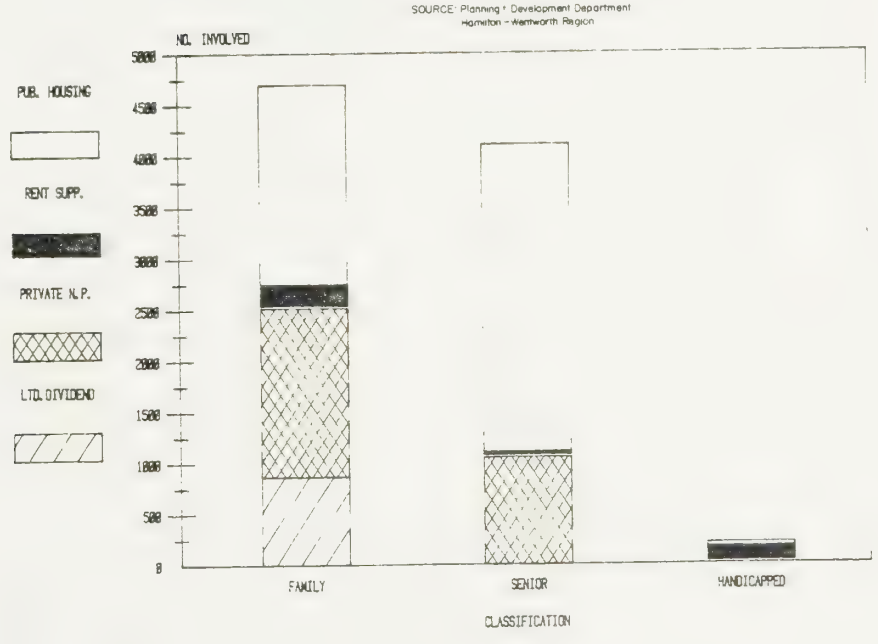


Assisted Housing (Appendices 8, 9)

In 1982, the total inventory of assisted housing increased by 308 units. The number of public housing units decreased by two, the number of rent supplement units decreased by 29 units while the number of private non-profit units increased by 339. It should be remembered, however, that only approximately 15% of the units in non-profit family projects and 25% of the units in senior projects are rented on a geared to income basis; therefore, only 59 of the 308 new units were actually contributing to those in serious need (Figure 16).

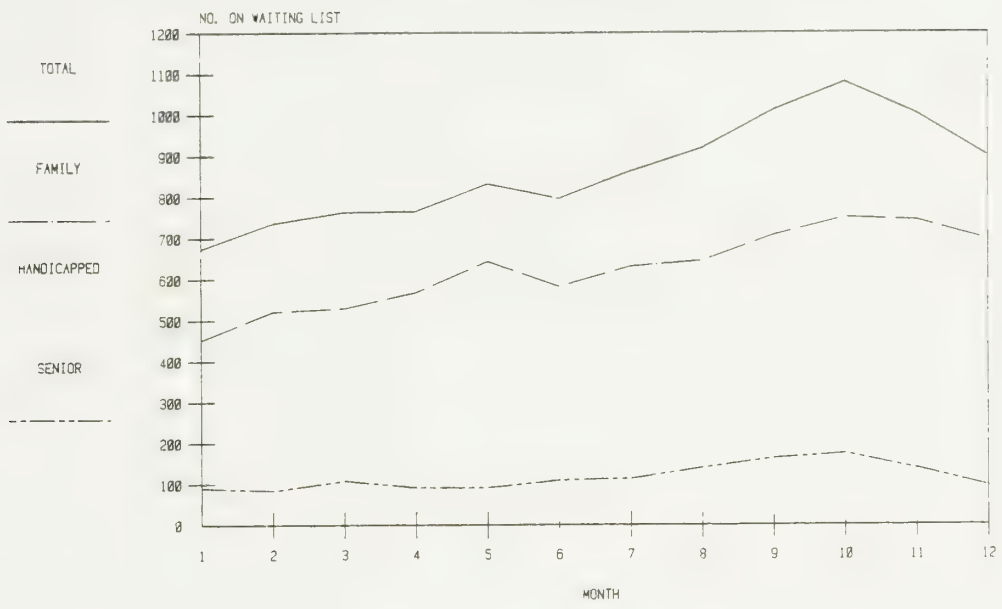
The Housing Statement Update identified a need for 180 assisted housing units for families in the first year over and above CMHC commitments for private non-profit housing. Of these, 60 should be rent geared-to-income units. The production of assited units in 1982 did not meet this target and there is concern that the targets understate the problem. Careful monitoring of assisted housing need is essential.

FIG. 16 ASSISTED HOUSING 1982



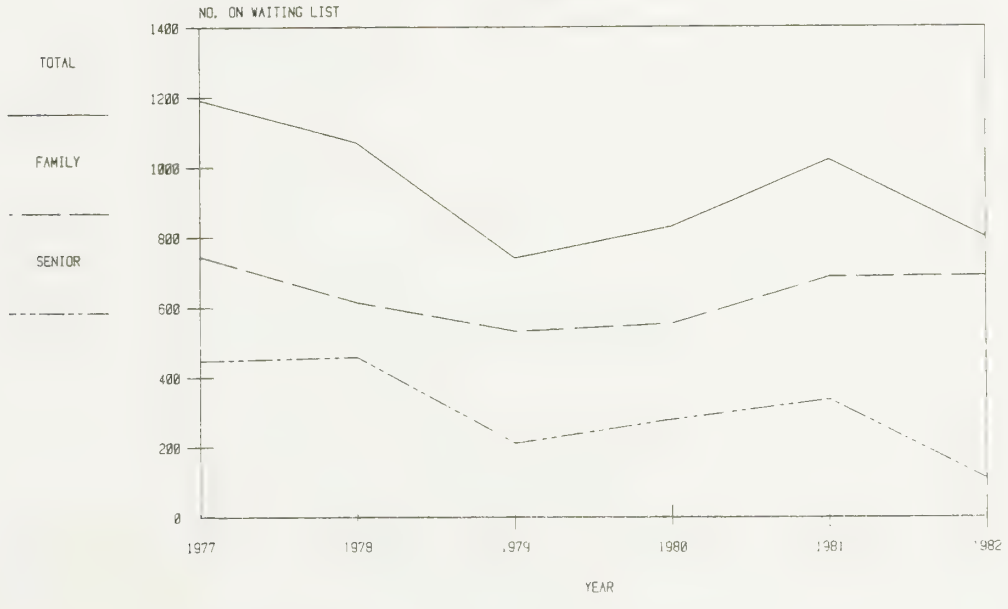
An increase in demand was noted from January 1982 to December 1982 on H.W.H.A. waiting lists (Figure 17).

FIG. 17 H.W.H.A. WAITING LISTS 1982



The size of the H.W.H.A. waiting list has varied since 1977. In general, the number of senior applicants has declined while the number of family applicants has remained high (Figure 18).

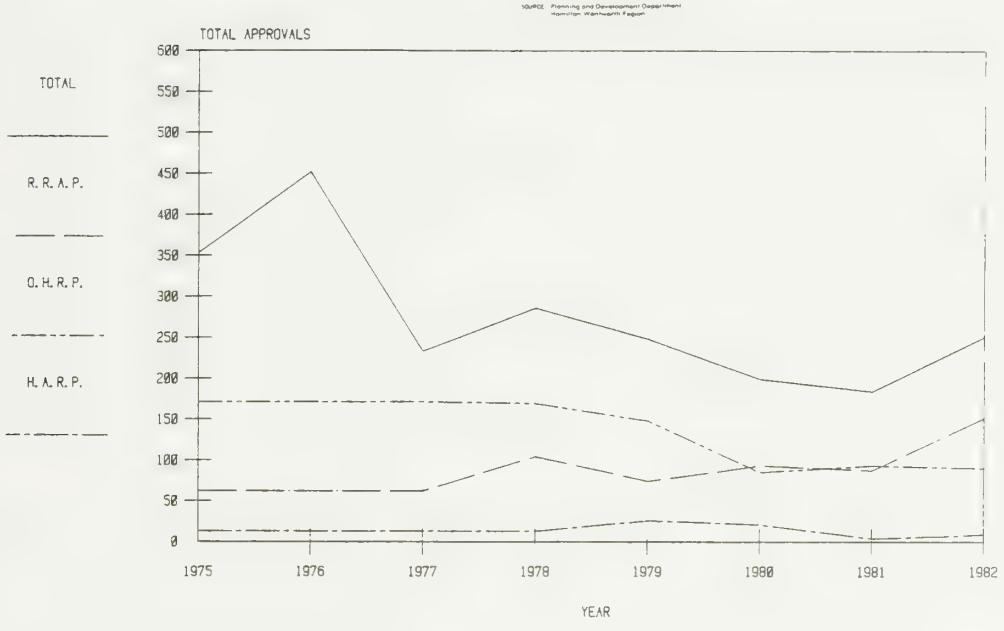
FIG. 18 H.W.H.A. WAITING LISTS 1977-1982



Residential Rehabilitation (Appendix 10)

In 1982, 251 applications were approved for residential rehabilitation (90 under O.H.R.P.; 152 under R.R.A.P. and 9 under H.A.R.P.). These approvals were above the total for 1981 (Figure 19).

FIG. 19 RESIDENTIAL REHABILITATION



Conclusion

As a result of the 1982 housing monitoring, it is clear that most of Hamilton's housing production fell short of the targets established in the 1983 Housing Statement Update. However, much of the information showed considerable improvement over the figures for 1981. Population increased for the first time since 1977. Housing unit production increased but was still far below the target. Apartment and house prices were lower in 1982 than in 1975 when measured in 1982 dollars. Low income housing units increased and the number of approvals for residential rehabilitation was greater than the figure for 1981. Although progress has been made in the housing situation in Hamilton, there is still much room for improvement.

Another concern is the apartment vacancy rate. A 3% vacancy rate for private rental development is considered healthy as it provides a choice of units for potential renters. However, the vacancy rate for 1982 was less than it was in 1981.

It is important that the problems found in the City's housing situation be addressed. It is also important that annual housing monitoring continue. The adoption of a new Regional condominium conversion policy to restrict conversions unless the rental vacancy rate is 2% or better, the Federal Homeownership grant, and new Provincial programs designed to increase the apartment inventory in Hamilton and other major centres will likely ease the apartment vacancy rate. These measures will directly or indirectly preserve or increase the supply of rental apartments.

In addition, the recommendations of the Rental Development Sub-Committee are now being implemented and may make rental development more attractive. For example, the rezoning process has been streamlined, and the Health By-law is being amended to permit occupancy of basement and cellar premises that meet other regulations.

The City's new Housing Statement Update provides up-to-date targets and information on housing and population trends. With it, annual housing monitoring has a solid foundation with which to continue.

Finally, the low income housing needs study conducted as part of the Housing Statement Update provides accurate up-to-date figures on housing need based on survey and market analysis following methodology of the Ministry of Municipal Affairs and Housing. Although the results of the survey and analysis show lower need than anticipated, there is still scope for considerable additional assisted housing development and Municipal Non-Profit Housing if desired.

Appendices

1. Population Growth
2. Housing Unit Production
3. Housing Unit Mix
4. Residential Unit Inventory
5. Apartment Vacancy Rates
6. Average Rents
7. Average House Prices
8. Assisted Housing
9. H.W.H.A. Waiting Lists
10. H.W.H.A. Waiting Lists 1977-1982
11. Residential Rehabilitation

APPENDIX 1: POPULATION
ANNUAL GROWTH
1971-1982

YEAR	ASSESSED POPULATION	ANNUAL GROWTH RATE ABSOLUTE	%
1971	305,016		
1972	306,230	1214	0.4
1973	307,713	1483	0.5
1974	309,006	1293	0.4
1975	313,565	4559	1.5
1976	312,955	-610	-0.2
1977	313,129	174	0.1
1978	309,391	-3738	-1.2
1979	308,646	-745	-0.2
1980	307,913	-733	-0.2
1981	304,718**	-3195	-1.0
1982	308,358	3640	1.2

Source: Regional Planning Division, Planning and Development Department, Region of Hamilton-Wentworth

**Statistics Canada, Census Division

APPENDIX 2: HOUSING PRODUCTION 1975-1982

YEAR	PRODUCTION UNIT TYPE					DEMOLITIONS	NET PRODUCTION
	Single	Semi	Row	Apt.	TOTAL	TOTAL	
1977	433	195	695	1570	2893	205	2688
1978	472	263	244	943	1922	205	1717
1979	327	94	16	187	624	135	489
1980	267	54	46	0	367	35	332
1981	364	43	156	0	563	55	508
1982	271	3	319	40	633	86	547

Source: C.M.H.C. Housing Statistics, Monthly Reports, 1975-82.
City of Hamilton, Building Department, Monthly Reports, 1975-82.

APPENDIX 3: HOUSING UNIT MIX

UNIT TYPE	ACTUAL UNITS*											
	1977		1978		1979		1980		1981		1982	
	#	%	#	%	#	%	#	%	#	%	#	%
SINGLE	264	9.8	314	18.3	203	41.5	242	72.9	323	63.6	199	36.4
SEMI	183	6.8	235	13.7	90	18.4	52	15.7	33	6.5	1	.2
ROW	671	25.0	225	13.1	9	1.8	38	11.4	152	29.0	307	56.1
APT	1570	58.4	943	54.9	187	38.2	0	0	0	0	40	7.3
TOTAL	2688	100	1717	100	489	100	332	100	508	100	547	100

*Actual units are net production figures

SOURCE: C.M.H.C. Housing Statistics, Monthly Reports, 1977-82
City of Hamilton, Building Department, Monthly Reports, 1977-82

APPENDIX 4: RESIDENTIAL UNIT INVENTORY - 1982

UNIT TYPE	NO. OF UNITS			
	REGISTERED	DRAFT APPROVED	UNDER CONSIDERATION	TOTAL
SINGLE	314	1268	328	1910
SEMI	--	748	158	906
ROW	122	305	20	447
APT.		305	148	453
TOTAL	436	2626	654	3716

Source: Development Division, Planning and Development Department, Region of Hamilton-Wentworth, 1982

APPENDIX 5: APARTMENT VACANCY RATES 1975-82

SURVEY MONTHS	YEAR							
	1975	1976	1977	1978	1979	1980	1981	1982
APRIL	1.8	3.9	4.9	4.8	3.1	1.9	1.3	.7
OCTOBER	3.5	3.5	5.0	4.1	2.0	1.5	.9	.6
ANNUAL AVERAGE	2.7	3.7	4.9	4.5	2.6	1.7	1.1	.6

Source: C.M.H.C. Central Apartment Vacancy Surveys
April and October 1975-82

APPENDIX 6: AVERAGE RENTS FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES (OCCUPIED AND VACANT UNITS), CITY OF HAMILTON, 1975 - 1982

UNIT TYPE BY ACTUAL AND 1982 DOLLARS*

PERIOD	BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM	
	ACTUAL $	1982 $	ACTUAL $	1982 $	ACTUAL $	1982 $	ACTUAL $	1982 $
OCT. '75	150	286	179	341	223	425	260	496
APR. '76	150	258	177	304	217	373	287	493
OCT. '76	139	239	183	314	225	387	266	457
APR. '77	156	245	177	278	229	360	254	399
OCT. '77	150	236	183	287	220	346	258	405
**								
OCT. '78	159	232	197	288	234	342	282	412
APR. '79	158	215	198	270	238	325	295	403
OCT. '79	170	232	203	277	N/A	N/A	301	411
APR. '80	173	218	212	267	255	322	320	404
OCT. '80	180	227	220	278	265	334	335	423
APR. '81	179	201	227	255	273	307	340	382
OCT. '81	190	213	241	271	280	315	358	402
APR. '82	195	195	250	250	298	298	369	369
OCT. '82	203	203	262	262	312	312	382	382

* All dollar values have been converted to 1982 dollars by utilizing the Consumer Price Index for housing (1975 CPI = 58.9; 1976 CPI = 65.4; 1977 CPI = 71.5; 1978 CPI = 76.9; 1979 CPI = 82.3; 1980 CPI = 89.0; 1981 CPI = 100.0; 1982 CPI = 112.5). The conversion is accomplished by the actual rent value per year divided by the CPI for that particular year times the 1982 CPI for housing.

** Figures are not available for April, 1978.

Source: C.M.H.C., Rental Apartment Vacancy Surveys, April and October 1975 - 1982

APPENDIX 7: AVERAGE HOUSE PRICES
CITY OF HAMILTON
1975 - 1982

YEAR	ACTUAL $	1982 $
1975	49,000*	93,590
1976	60,000*	103,211
1977	59,500**	93,618
1978	58,900**	86,167
1979	57,500**	78,599
1980	59,000**	74,578
1981	62,000**	69,750
1982	63,000	63,000

* Average price in August
** Average price in June

All dollar values have been converted to 1982 dollars by utilizing the Consumer Price Index for housing (1975 = 58.9; 1976 = 65.4; 1977 = 71.5; 1978 = 76.9; 1979 = 82.3; 1980 = 89.0; 1981 = 100.0; 1982 = 112.5). The conversion is accomplished by taking the actual house price, dividing it by the CPI for that particular year and multiplying it by the 1982 CPI for housing.

Source: Royal Trust Corporation

APPENDIX 7A: AVERAGE FAMILY INCOME
1975 - 1981

HAMILTON CMA

	ACTUAL $	1982 $
1975	17,745	33,535
1977	20,984	34,255
1979	24,897	34,181
1981	28,199	31,246

Source: Statistics Canada
using CPI '82'

APPENDIX 8: CITY OF HAMILTON
ASSISTED HOUSING
1982

PROGRAM	FAMILY	SENIOR	HANDICAPPED	TOTAL
PUBLIC HOUSING	1939	3003	36	4978
RENT SUPPLEMENT	232	68	167	467
PRIVATE NON-PROFIT	1656	1041		2697
LIMITED DIVIDEND	863			863
TOTAL	4690	4112	203	9005

CHANGE 1981 - 1982		ALL UNITS
PUBLIC HOUSING	-	-2
RENT SUPPLEMENT	-	-29
PRIVATE NON-PROFIT	-	+339
LIMITED DIVIDEND	-	0
TOTAL	-	+308

Source: H.W.H.A.
C.M.H.C.

APPENDIX 9: H.W.H.A. WAITING LISTS - 1982

MONTH	FAMILY	SENIOR	HANDICAPPED	TOTAL
JANUARY	452	90	132	674
FEBRUARY	521	84	131	736
MARCH	529	108	127	764
APRIL	567	91	108	766
MAY	643	91	98	832
JUNE	582	109	106	797
JULY	631	113	119	863
AUGUST	645	139	135	919
SEPTEMBER	707	162	142	1011
OCTOBER	750	173	156	1079
NOVEMBER	743	137	123	1003
DECEMBER	695	95	109	899

Source: H.W.H.A.

APPENDIX 10: H.W.H.A. WAITING LIST 1977-1982

DATE	SENIOR CITIZENS	FAMILY*	TOTAL
1977	447	745	1,192
1978	457	613	1,070
1979	210	530	740
1980	278	552	830
1981	335	685	1,020
1982	109	688	747

*Handicapped applicants were grouped with family applicants

APPENDIX 11: RESIDENTIAL REHABILITATION

TARGET: 195 units per year

APPROVALS

YEAR	O.H.R.P.	R.R.A.P.	H.A.R.P.	TOTAL
1975				353
1976				452
1977	171	62		233
1978	169	104	13	286
1979	148	74	26	248
1980	85	93	21	199
1981	93	87	4	184
1982	90	152	9	251

Source: Department of Community Development,
City of Hamilton